



## 8 Helland Gardens, Penryn, TR10 8LY

£475,000

A detached 4 bedroom home, recently modernised and superbly maintained, providing a light and contemporary semi-open plan layout to the ground floor with newly fitted kitchen, double aspect main bedroom offering elevated views across and towards Penryn town, a stylishly appointed bath/shower room, landscaped and tiered westerly facing rear garden with a broad paved patio spanning the entire width of the property, together with driveway parking for 3 vehicles and single garage. In all, a wonderful family home decorated neutrally providing generous internal accommodation. Viewing highly recommended.

### Key Features

- Individual, detached home
- Social, semi-open layout to the ground floor
- Stylishly appointed and updated bath/shower room
- Driveway parking and garage
- 4 bedrooms
- Recently installed kitchen with integral appliances
- Incredibly light and airy throughout
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the brick-paved driveway, a part obscure glazed uPVC front entrance door opens into the:-

### ENTRANCE HALLWAY

A bright and welcoming entry with stairs to the first floor ahead, oak doors providing access to the living room, kitchen/dining area, downstairs WC and bedroom four/study. Oak door to under-stair storage area with light. Two telephone points, inset down-lights, radiator. Oak-effect flooring throughout.

### LIVING ROOM

A broad room, neutrally decorated and square in shape, with large uPVC double glazed window to the front elevation offering much natural light. Broad opening into the dining area. Central fireplace with matching polished granite hearth and back panel together with quality hardwood surround. TV aerial points, double radiator. Oak-effect flooring.

### DINING ROOM

Open to the living room with clear glazed uPVC sliding door offering access onto the rear patio and gardens. Radiator, decorative hanging light, oak-effect flooring. Broad opening leading into the:-

### KITCHEN/BREAKFAST ROOM

A superb open-plan room offering great space for social/family dining featuring kitchen to one side and open dining space to the other.

### KITCHEN AREA

Ample counter space to three sides including breakfast bar feature with curved finish; comprising an array of recently fitted units below counter level and further units. Inset one and a half bowl sink with mixer tap, built-in Cooke & Lewis dishwasher, Bosch electric oven, four-ring electric hob with quartz splashback and Hotpoint stainless steel extractor fan. uPVC double glazed window to the rear elevation. Inset downlights and oak-effect flooring.

### BREAKFAST AREA

Adjacent to the kitchen, providing ample space for a sizeable dining table. Oak door leading to entrance hallway and open to the dining room, obscure glazed uPVC rear door. Spotlights, radiator and continuation of oak-effect flooring.

### BEDROOM FOUR/STUDY

Offering much natural light via a broad uPVC double glazed window to the front elevation. Radiator, telephone point, oak-effect flooring.

### SEPARATE WC

Low flush WC and contemporary vanity unit with inset sink and mixer tap. Half height feature panelling, radiator and dado rail. Small pane uPVC window.

### FIRST FLOOR

#### LANDING

Doors to all rooms, further panelled door opening to a deep airing cupboard with wooden slatted shelving and water tank. Recessed cupboard at mid point offering storage space within the eaves housing space for washer or dryer. Velux window over. Loft access, inset down-lights.

### BEDROOM ONE

The principal bedroom; particularly spacious with bright double aspect spanning the full depth of the property. uPVC windows to both the front and rear, the former providing far reaching views across to Penryn town.

### FAMILY BATHROOM/WC

A modern and stylish suite, recently updated, comprising vanity unit with cupboard under, inset sink above and mixer tap, mirror over with shaver socket, low flush WC, panelled bath with mixer tap and shower cubicle with clear glazed door and electric Mira decor shower. Heated towel rail, inset down-lights, extractor fan. Broad obscure glazed uPVC window, contemporary tiling to floor and around bath.

### BEDROOM TWO

Partially restricted head height. A wide room with broad uPVC double glazed window to the front elevation offering an open outlook and distant views towards Penryn town. Radiator, TV aerial point. Small cupboard providing access to eaves storage.

### BEDROOM THREE

With small step down upon entry. A nicely sized double aspect bedroom with uPVC double glazed windows to the front and rear, inset down-lights, radiator. Small cupboard providing access to eaves storage.

## THE EXTERIOR

### DRIVEWAY/FRONTAGE

Brick-paved driveway offering off-road parking for two vehicles, with the addition of a further single space set adjacent laid to slate chippings. Raised borders with stone retaining wall and mature shrubs and bushes offer a natural boundary. Pathways to either side of the property leading to the rear garden.

### REAR GARDEN

Set over three levels with a broad area of paving, together with large sections of lawn and providing a westerly aspect, ideal for afternoon and evening sun. Well enclosed by timber panelled fencing to three sides. To the lower section, an area of decking exists with timber panelled fencing to the boundary. uPVC rear entrance door providing access to the:-

### GARAGE

A deep single garage with up-and-over door, housing electrical trip switching and consumer unit, exposed wall mounted British Gas combination boiler. Light, power and plumbing for washing machine/tumble dryer. Water tap. Large fixed window to the rear.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

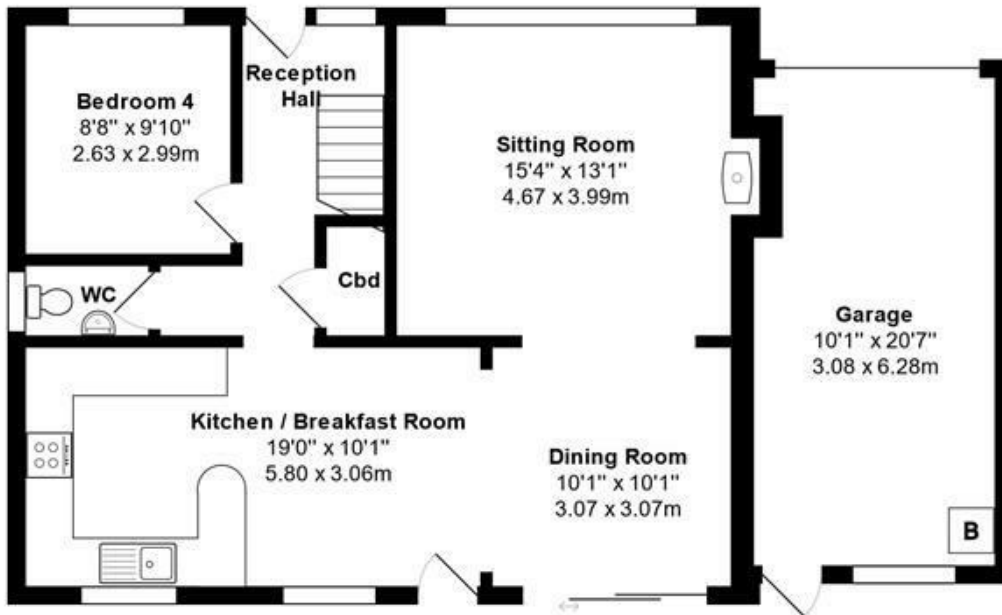
Freehold.

### VIEWING

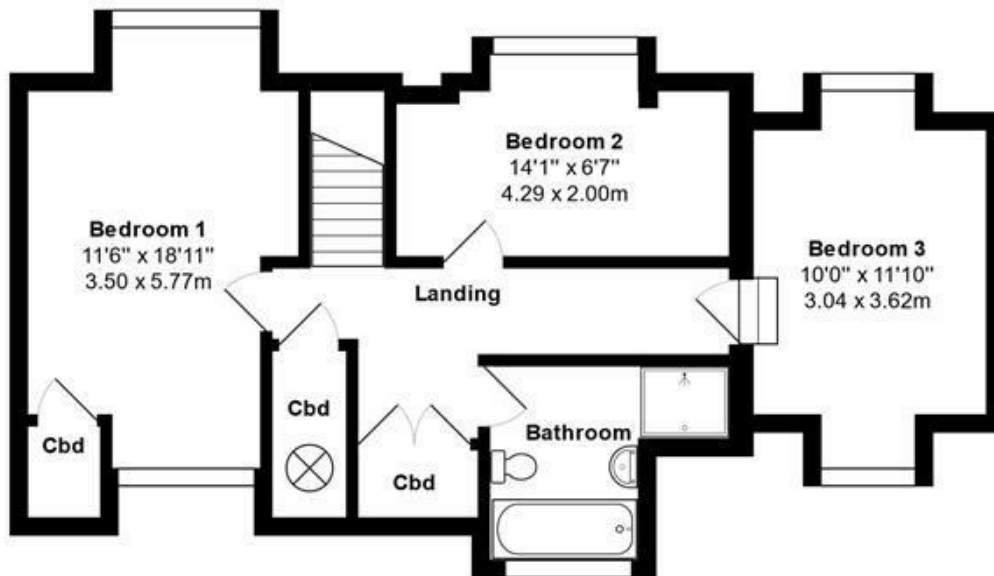
By telephone appointment with the vendors' Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.



# Floor Plan



**Ground Floor**  
Approx Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>



**First Floor**  
Approx Area: 53.1 m<sup>2</sup> ... 571 ft<sup>2</sup>



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Total Approx Area: 135.3 m<sup>2</sup> ... 1456 ft<sup>2</sup>

All measurements are approximate and for display purposes only